

PB# 84-46

**Strober King
Building Supply**

68-2-12

Strober-King Building Supply Center
Site Plan

approved 10/10/84 sh
filed with Town Clerk
10/11/84 sh.

TOWN OF NEW WINDSOR		General Receipt		5975
555 Union Avenue New Windsor, N. Y. 12550		Sept. 12		1984
Received of		Strober King Bldg. Supply		\$ 25.00
		Twenty Five and 00/100		84.46 DOLLARS
For		Site Plan Fee		84.46
DISTRIBUTION				
FUND	CODE	AMOUNT		
\$25.00 RKB Construction				
Check #	2142			
			By Pauline G. Townsend Town Clerk	
			Title	

Williamson Law Book Co., Rochester, N. Y. 14609

TOWN OF NEW WINDSOR		General Receipt		6029
555 Union Avenue New Windsor, N. Y. 12550		Oct. 11		1984
Received of		Strober King		\$ 75.00
		Twenty Five and 00/100		DOLLARS
For		Bal. of Site Plan -		84.46
DISTRIBUTION				
FUND	CODE	AMOUNT		
\$75.00 Cash				
			By Pauline G. Townsend Town Clerk	
			Title	

Williamson Law Book Co., Rochester, N. Y. 14609

Memo FROM: Patrick T. Kennedy, L. S. Bldg./Zoning Inspector
TOWN OF NEW WINDSOR
555 UNION AVENUE NEW WINDSOR, NEW YORK 12550

TO:

Mr. Henry Reynolds, Chairman
Planning Board

DATE:

October 10, 1984

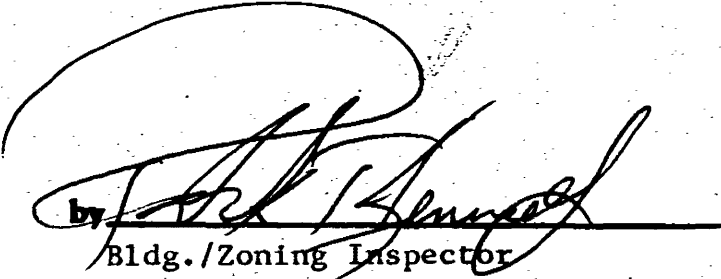
SUBJECT: Strober King Site Plan

—FOLD HERE—

Please be advised that I have reviewed the above referenced Plan and see no problems with issuing an approval.

PTK/mfb

by


Bldg./Zoning Inspector

SHORT ENVIRONMENTAL ASSESSMENT FORM

INSTRUCTIONS:

(a) In order to answer the questions in this short EAF it is assumed that the preparer will use currently available information concerning the project and the likely impacts of the action. It is not expected that additional studies, research or other investigations will be undertaken.

(b) If any question has been answered Yes the project may be significant and a completed Environmental Assessment Form is necessary.

(c) If all questions have been answered No it is likely that this project is not significant.

(d) Environmental Assessment

1. Will project result in a large physical change to the project site or physically alter more than 10 acres of land? ☐ Yes ☒ No
2. Will there be a major change to any unique or unusual land form found on the site? ☐ Yes ☒ No
3. Will project alter or have a large effect on an existing body of water? ☐ Yes ☒ No
4. Will project have a potentially large impact on groundwater quality? ☐ Yes ☒ No
5. Will project significantly effect drainage flow on adjacent sites? ☐ Yes ☒ No
6. Will project affect any threatened or endangered plant or animal species? ☐ Yes ☒ No
7. Will project result in a major adverse effect on air quality? ☐ Yes ☒ No
8. Will project have a major effect on visual character of the community or scenic views or vistas known to be important to the community? . . . ☐ Yes ☒ No
9. Will project adversely impact any site or structure of historic, pre-historic, or paleontological importance or any site designated as a critical environmental area by a local agency? . . . ☐ Yes ☒ No
10. Will project have a major effect on existing or future recreational opportunities? . . . ☐ Yes ☒ No
11. Will project result in major traffic problems or cause a major effect to existing transportation systems? ☐ Yes ☒ No
12. Will project regularly cause objectionable odors, noise, glare, vibration, or electrical disturbance as a result of the project's operation? . ☐ Yes ☒ No
13. Will project have any impact on public health or safety? ☐ Yes ☒ No
14. Will project affect the existing community by directly causing a growth in permanent population of more than 5 percent over a one-year period or have a major negative effect on the character of the community or neighborhood? . . ☐ Yes ☒ No
15. Is there public controversy concerning the project? ☐ Yes ☒ No

PREPARER'S SIGNATURE: Vincent Sobello

TITLE: Vice President

REPRESENTING: RKB Construction Co. Inc.

DATE: 9/24/84

9/1/78

412 A. No. Riverside Rd.
Highland, N.Y. 12528



STATE OF NEW YORK
DEPARTMENT OF TRANSPORTATION

112 Dickson Street
Newburgh, NY 12550

ALBERT E. DICKSON
REGIONAL DIRECTOR

JAMES L. LARocca
COMMISSIONER

• October 1, 1984

- Ms. S. Hassdenteufel, Clerk
Planning Board
- Town of New Windsor
Town Hall

RE: Stroher - King Building Supply Center
Rte. 300, S.H. 9459, Temple Hill Rd.
Town of New Windsor

Dear Shirley:

We have reviewed this matter and please find our comments checked below.

- ☒ A Highway Work Permit will be required
- ☒ No objection
- ☐ Need additional information ☐ Traffic study ☐ Drainage study
- ☒ To be reviewed by Regional Office
- ☐ Does not affect New York State Department of Transportation

ADDITIONAL COMMENTS: This entire parcel will be permitted 2 points of access to the State highway. We have met with the contractor on possible locations. We have no objection to the project but access

Very truly yours, will be placed as approval by our Regional Traffic Group.

D. Donald Greene
D. Donald Greene
C.E. I Permits
Orange County

DDG/dn

Planning Board
Town of New Windsor
555 Union Avenue
New Windsor, New York 12550

(This is a two-sided form)

84-46

Date Received 9/12/84
Meeting Date _____
Public Hearing _____
Action Date _____
Fees Paid 2.50

APPLICATION FOR SITE PLAN APPROVAL

1. Name of Project STROBER-KING BUILDING SUPPLY CENTER
2. Name of applicant SY REALTY CORP. Phone 914-691-8006 or 914-564-7378
Address 412 A RIVERSIDE ROAD HIGHLAND, NY 12528
(Street No. & Name) (Post Office) (State) (Zip Code)
3. Owner of record SY REALTY CORP. Phone 212-875-9700
Address 550 HAMILTON AVE BROOKLYN, NY 11232
(Street No. & Name) (Post Office) (State) (Zip Code)
4. Name of person preparing plan LOU GREVAS L.S. Phone 914-562-8667
Address 45 QUASSAICK AVE. NEW WINDSOR, NY 12550
(Street No. & Name) (Post Office) (State) (Zip Code)
5. Attorney _____ Phone _____
Address _____
(Street No. & Name) (Post Office) (State) (Zip Code)
6. Location: On the WEST side of TEMPLE HILL ROAD
(Street)
_____ feet _____
(direction)
of _____
(Street)
7. Acreage of parcel 10.312
8. Zoning district C
9. Tax map designation: Section 68 Block 2 Lot(s) 12
10. This application is for the use and construction of RETAIL BUILDING MATERIALS: SALES BUILDING - WAREHOUSE & YARD
11. Has the Zoning Board of Appeals granted any variance or special permit concerning this property? YES If so, list case No. and Name 84-3 APPLICATION FOR SPECIAL PERMIT, SIGN HEIGHT VARIANCE
12. List all contiguous holdings in the same ownership
Section _____ Block _____ Lot(s) _____

FOR OFFICE USE ONLY:

Schedule _____ Column _____ Number _____

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND INFORMATION, AND ALL STATEMENTS AND INFORMATION, CONTAINED IN THE SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this

19th day of September, 1984

[Signature]
Applicant's Signature

SHIRLEY B. HASSDENTEUFEL
Notary Public
No. 4704798

Qualified in Orange County
Commission Expires March 30, 1985

Parsonnet
Title RKD CONSTRUCTION CO., INC.

OWNER'S ENDORSEMENT

(Completion required ONLY if applicable)

COUNTY OF ORANGE }
STATE OF NEW YORK } SS.:

_____ being duly sworn, deposes and says that he resides

_____ in the
(Owner's Address)
county of _____ and State of _____

and that he is (the owner in fee) of _____ of the _____
(Official Title)

Corporation which is the owner in fee) of the premises described in the foregoing application and that he has authorized _____ to make the foregoing application for special use approval as described herein.

Sworn before me this.

_____ day of _____, 1984

(Owner's Signature)

Notary Public



1763

TOWN OF NEW WINDSOR
BUREAU OF FIRE PREVENTION
SITE PLAN REVIEW FORM

SITE PLAN FOR: STROBEL-KING BUILDING SUPPLY CENTER

The aforementioned site plan or map was reviewed by the
Bureau of Fire Prevention at a meeting held on _____

9 OCTOBER 19 84.

☒ The site plan or map was approved by the Bureau of Fire
Prevention.

☐ The site plan or map was disapproved by the Bureau of
Fire Prevention for the following reason(s).

Signed: _____

Chairman

Distribution:

Original: N.W. Planning Board
Copy: N.W. Fire Inspector
Copy: Developer w/two plans

APPENDIX B

SHORT ENVIRONMENTAL ASSESSMENT FORM

INSTRUCTIONS:

(a) In order to answer the questions in this short EAF it is assumed that the preparer will use currently available information concerning the project and the likely impacts of the action. It is not expected that additional studies, research or other investigations will be undertaken.

(b) If any question has been answered Yes the project may be significant and a completed Environmental Assessment Form is necessary.

(c) If all questions have been answered No it is likely that this project is not significant.

(d) Environmental Assessment

- | | |
|--|---------------------|
| 1. Will project result in a large physical change to the project site or physically alter more than 10 acres of land? | ___ Yes <u>X</u> No |
| 2. Will there be a major change to any unique or unusual land form found on the site? | ___ Yes <u>X</u> No |
| 3. Will project alter or have a large effect on an existing body of water? | ___ Yes <u>X</u> No |
| 4. Will project have a potentially large impact on groundwater quality? | ___ Yes <u>X</u> No |
| 5. Will project significantly effect drainage flow on adjacent sites? | ___ Yes <u>X</u> No |
| 6. Will project affect any threatened or endangered plant or animal species? | ___ Yes <u>X</u> No |
| 7. Will project result in a major adverse effect on air quality? | ___ Yes <u>X</u> No |
| 8. Will project have a major effect on visual character of the community or scenic views or vistas known to be important to the community? . . . | ___ Yes <u>X</u> No |
| 9. Will project adversely impact any site or structure of historic, pre-historic, or paleontological importance or any site designated as a critical environmental area by a local agency? . . . | ___ Yes <u>X</u> No |
| 10. Will project have a major effect on existing or future recreational opportunities? . . . | ___ Yes <u>X</u> No |
| 11. Will project result in major traffic problems or cause a major effect to existing transportation systems? | ___ Yes <u>X</u> No |
| 12. Will project regularly cause objectionable odors, noise, glare, vibration, or electrical disturbance as a result of the project's operation? . | ___ Yes <u>X</u> No |
| 13. Will project have any impact on public health or safety? | ___ Yes <u>X</u> No |
| 14. Will project affect the existing community by directly causing a growth in permanent population of more than 5 percent over a one-year period or have a major negative effect on the character of the community or neighborhood? . . | ___ Yes <u>X</u> No |
| 15. Is there public controversy concerning the project? | ___ Yes <u>X</u> No |

PREPARER'S SIGNATURE: [Signature]

TITLE: PRESIDENT, RKB CONSTRUCTION

REPRESENTING: SY REALTY CORP.

DATE: 9/12/84

9/1/78

STROBER-KING BUILDING
SUPPLY CENTER

To: Mr. Henry Reynolds, Chairman
Planning Board

From: Paul V. Cuomo, P. E. *PVC*
Town Engineer

Date: October 10, 1984

Subject: Strober King

I have inspected Strober King in regards to drainage and there is ample room at the site for drainage.

PVC/mfb

Please review
before 10/10/84

Stroben - King

WATER, SEWER, HIGHWAY REVIEW FORM:

The maps and plans for the Site Approval Yes
Subdivision _____ as submitted by _____
for the building or subdivision of _____
has been reviewed by me and is approved ☒ d: s: approved _____

If disapproved, please list reason.

This property has water 6" line

HIGHWAY SUPERINTENDENT

William Emmert
WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

10/10/84
DATE

WATER, SEWER, HIGHWAY REVIEW FORM:

The maps and plans for the Site Approval ✓
Subdivision _____ as submitted by Elias Grevas
for the building or subdivision of Strober-King Building Supply Center
has been reviewed by me and is approved ✓ d: approved _____

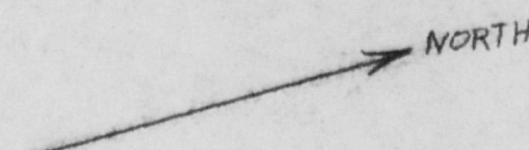
If disapproved, please list reason.

HIGHWAY SUPERINTENDENT _____

WATER SUPERINTENDENT _____

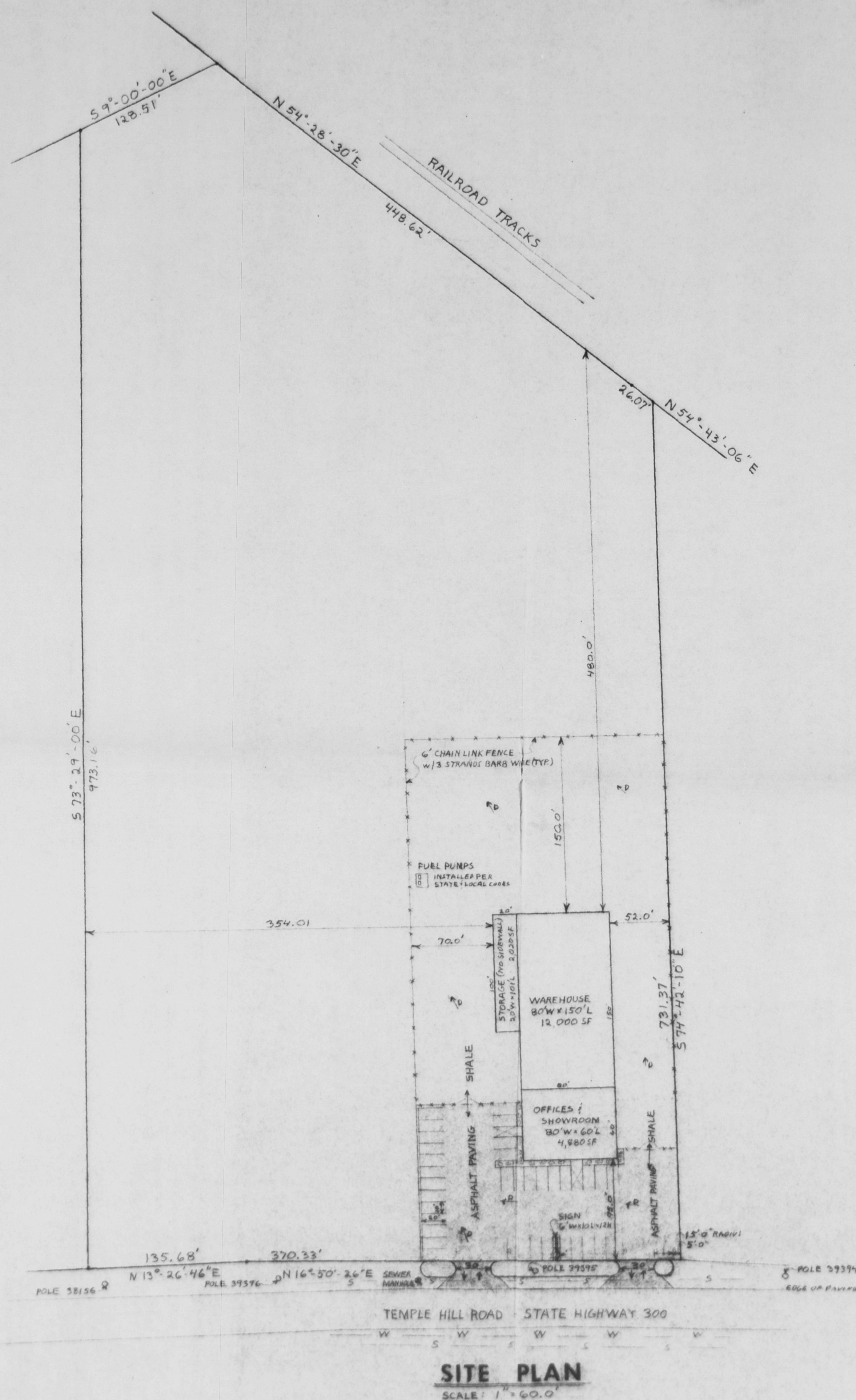
✓ Raymond D. Marten Jr.
SANITARY SUPERINTENDENT

10/5/84
DATE

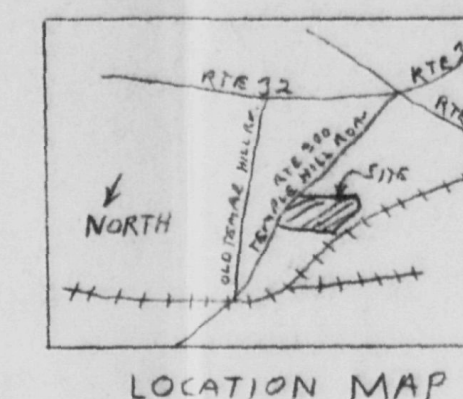


NOTES

LOCATION - TEMPLE HILL ROAD (WESTSIDE)
ZONED - C
LOT SIZE - 10.317 ACRES 449,424 SF
SETBACKS - FRONT 75.0', REAR 480.0', LEFT SIDE 354.0', RIGHT SIDE 52.0'
BLDG HEIGHT - OFFICE SHOWROOM 14.0' WAREHOUSE 20.0'
BLDG SF OFFICE SHOWROOM 4,800 SF WAREHOUSE 14,000 SF
PARKING - 33 SPACES 10' WIDE x 20' LONG
TAX MAP - SEC. 6B B. 2 LOT 12



SITE PLAN
SCALE: 1" = 60.0'

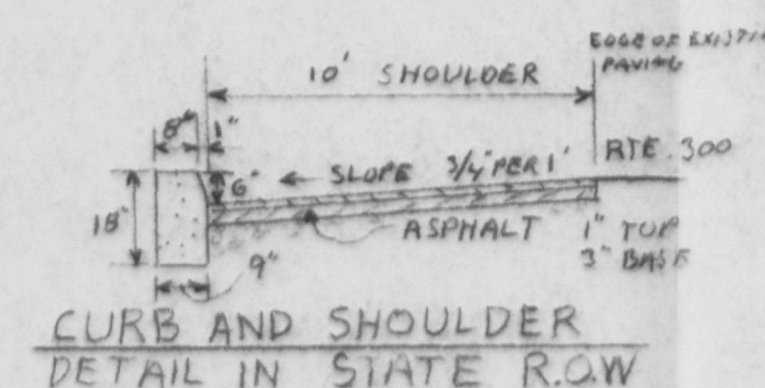


LOCATION MAP

KEY

- E- ELECTRIC LINE (O.H.)
- S- SEWAGE LINE
- G- GAS LINE
- W- WATER LINE
- M- SEWER MANHOLE
- X- FENCE LINE
- O- UTILITY POLE
- D- DRAINAGE

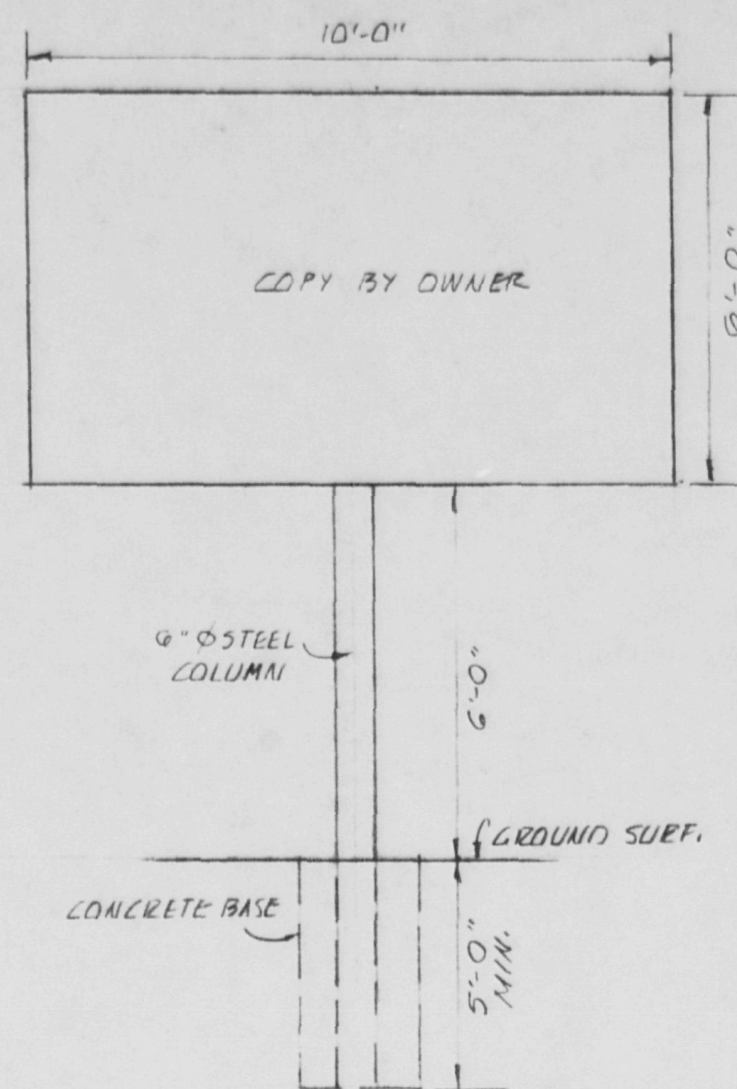
NEW SHOULDER AND CURBS PER N.Y.
STATE HIGHWAY STANDARDS
& SPECIFICATIONS



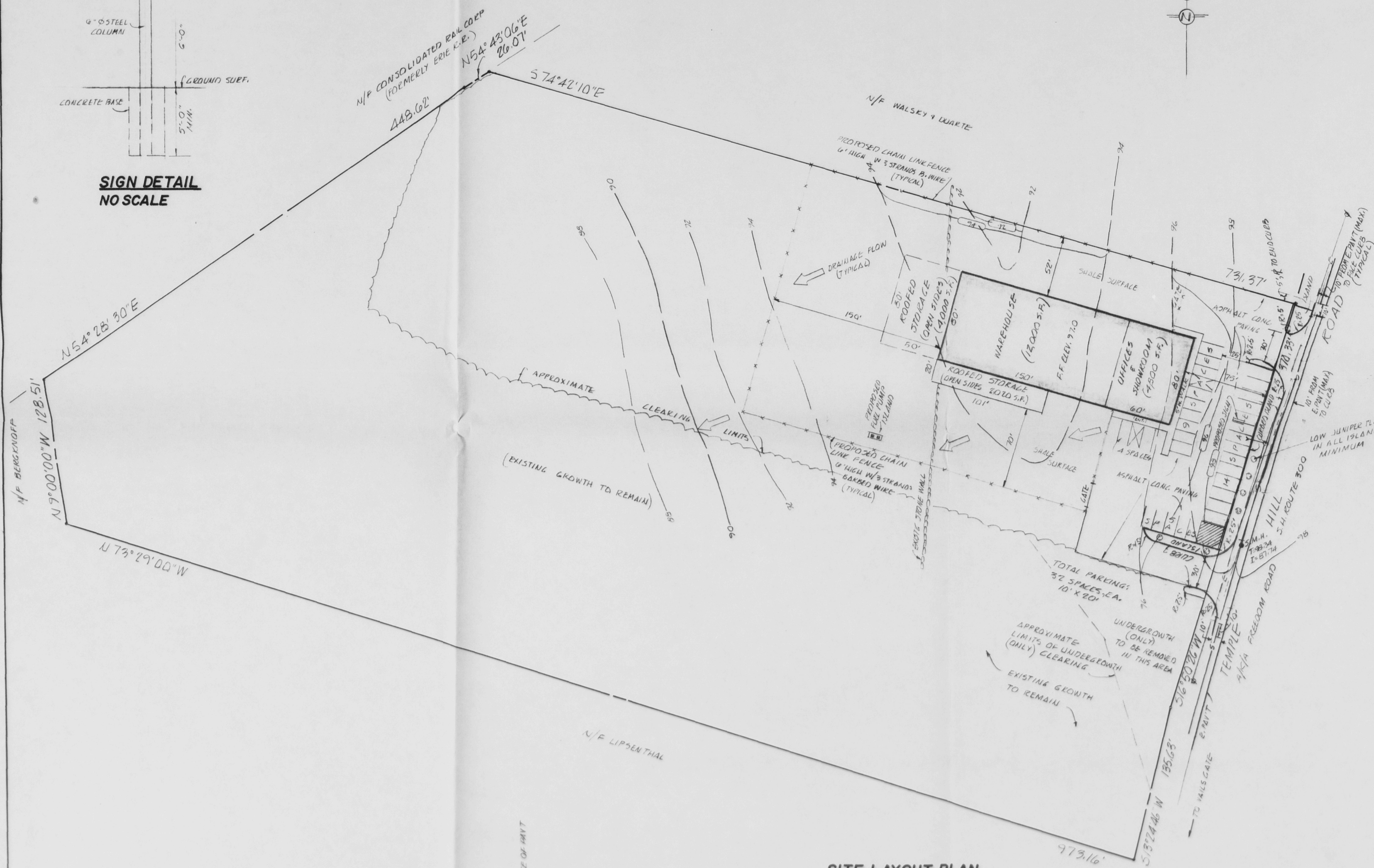
CURB AND SHOULDER
DETAIL IN STATE R.O.W.

S Y REALTY CORP.

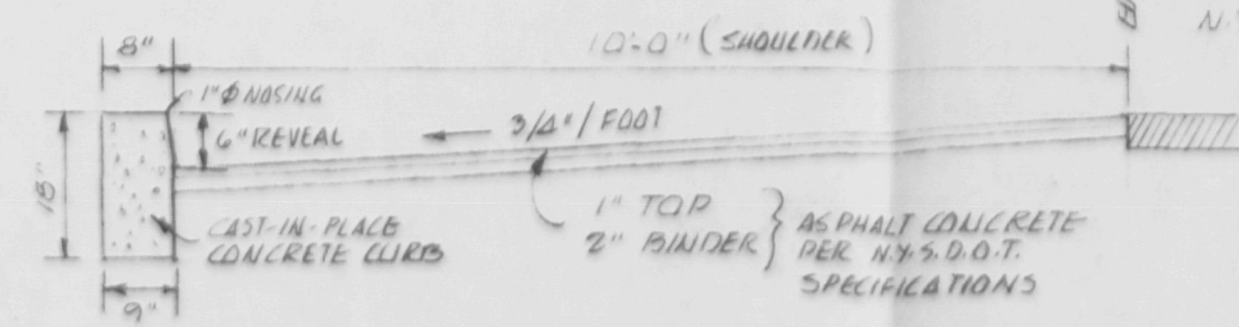
SCALE: 1" = 60.0'	APPROVED BY:	DRAWN BY: RKB
DATE: AUG. 14, 1984	DESIGNED:	
STROBER-KING BUILDING SUPPLY CENTER NEW WINDSOR, NY		
SITE PLAN		DRAWING NUMBER: S-1



**SIGN DETAIL
NO SCALE**



**SITE LAYOUT PLAN
1"=50'**

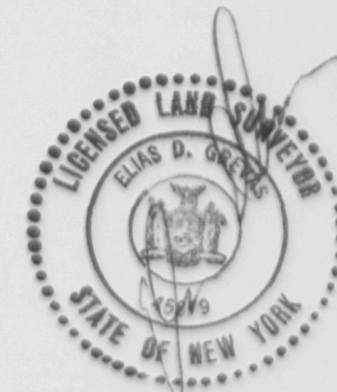


**HIGHWAY CURB & SHOULDER DETAIL
NO SCALE**



**LOCATION MAP
1"=1000'**

- NOTES**
1. Being a proposed development of lands shown on the Town of New Windsor Tax Maps as being in Section 68, Block 2, Lot 12.
 2. Parcel Area: 10.317 ± Acres
 3. Proposed Developer & Property Owner: S.Y. Realty Corp., 550 Hamilton Ave., Brooklyn, N.Y. 11232
 4. Property Zone: 'C' (Design Shopping)
 5. Proposed Use: Office Showroom & Warehousing Building Materials (Use Group G 6)
 6. Boundary data shown hereon is from survey by Raimondi Associates, verified by field survey by this office on 26 September 1984.
 7. Topographic data is from field survey by this office on 26 September 1984; Contour Interval, Two (2) feet; Elevation Datum, Project (B.M. 100.0).
 8. The Town of New Windsor Zoning Board has granted the Special Permit for this use.



EAG L.S.		ELIAS D. GREVAS, L.S. LAND SURVEYOR 33 QUASSACK AVENUE NEW WINDSOR, NEW YORK 12550		PLAN FOR: STROBER-KING BUILDING SUPPLY CENTER	
TOWN OF NEW WINDSOR		ORANGE COUNTY		NEW YORK	
Revision	Date	Description	Drawn	Checked	
1	10 OCT 84	REVISED ENTRANCE, PARKING LIMITS, ADDED CLEARING LIMITS			
UNAUTHORIZED ADDITION OR ALTERATION TO THIS PLAN IS A VIOLATION OF SECT. 7209(2) OF THE N.Y.S. EDUCATION LAW.			Scale: As shown Date: 26 Sep 1984 Job No: 84-229		

SITE PLAN

WASHBURN ASSOCIATES
44-52 Route 9W
New Windsor, N.Y.

Area
Riley Road Widening 6,282 Sq. Ft.
Lot N^o 1 37,880 Sq. Ft.
Lot N^o 2 46,790 Sq. Ft.
Total Area 90,952 Sq. Ft.

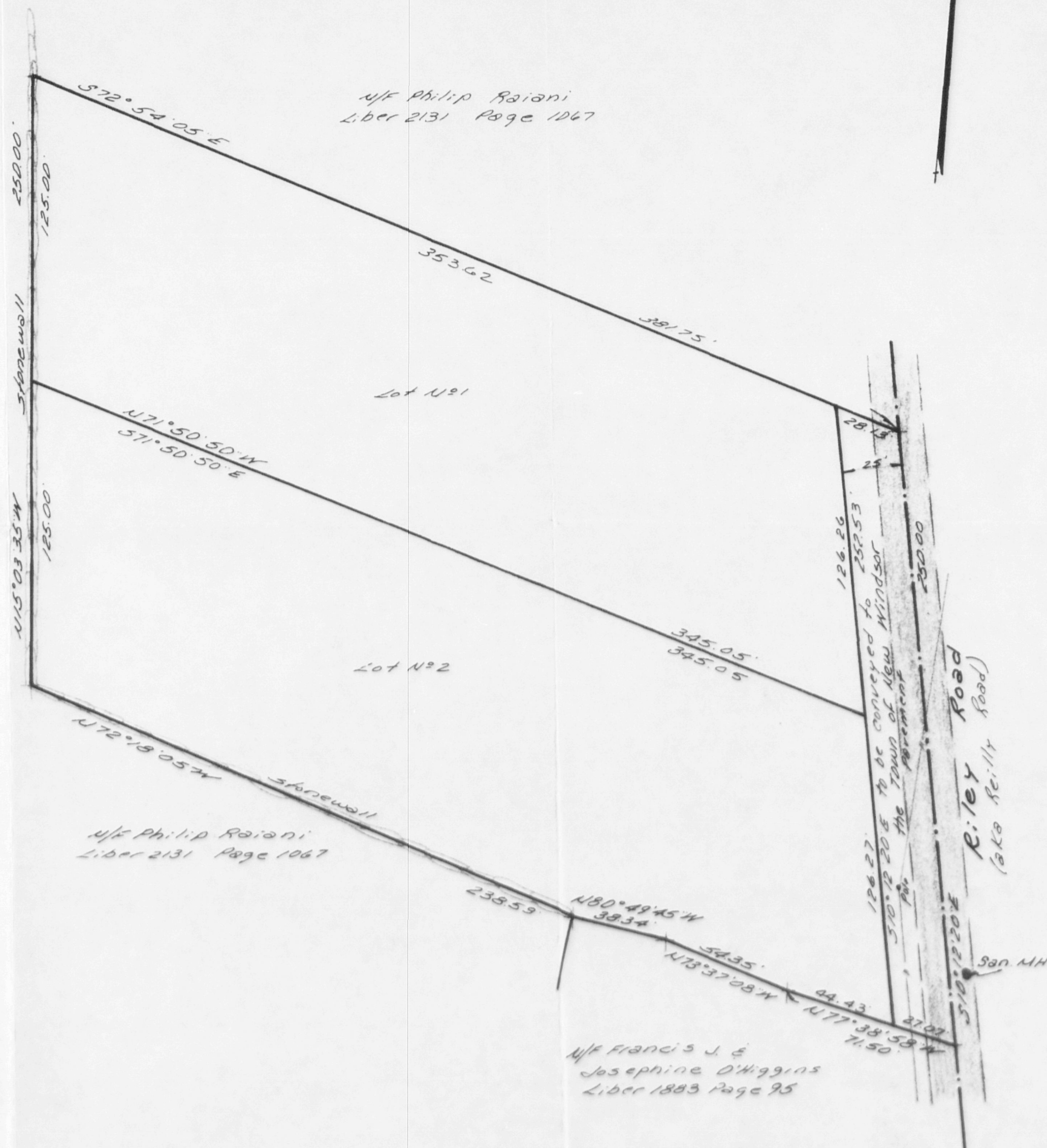
N/E Philip Raiani
Liber 2131 Page 1067

"Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law."

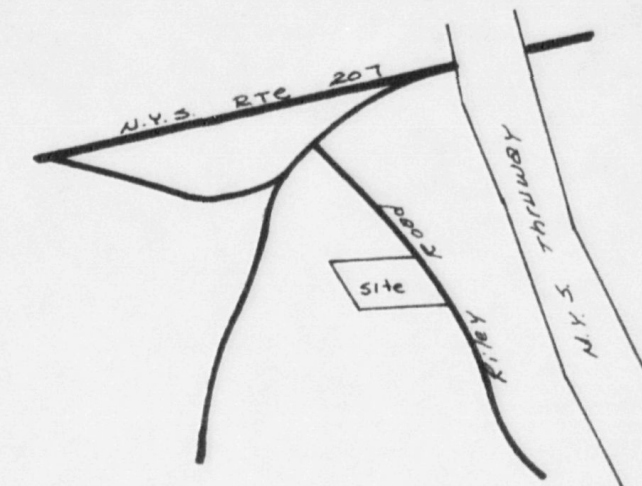


Ronald A. Washburn
Lic. No. 48368

N/E Philip Raiani
Liber 2131 Page 1067



N/E Francis J. E.
Josephine D'Higgins
Liber 1883 Page 95



Town of New Windsor Tax Map
Section 32 Block 2 Lot 28

Record Owner

George G. Earley
Mary F. Bartz - Earley
Box 164
Riley Road, R.D. 2
New Windsor, N.Y. 12550

Property is located
in the R-4-A Zone
Min Area 15,000 Square Feet
Front yard 35 feet
Side yard 15 feet
Lot Width 125 - Two Family
100 - One Family

Final APPROVAL GRANTED
BY TOWN OF NEW WINDSOR PLANNING BOARD
ON 7-10-85
BY Henry Scheible

HENRY F. SCHEIBLE
SECRETARY

Subdivision Map For
George G. Earley
Mary F. Bartz - Earley

SCALE: 1"=40'	APPROVED BY:	DRAWN BY:
DATE: May 3, 1985		REVISED:
TOWN OF New Windsor Orange Co., N.Y.		
		DRAWING NUMBER
		3164